

QUESTION: I have taken my examination before July 1, 2008, and failed with a scaled score above 75. Can I wait until July 1, 2008, and not have to retake the examination because starting July 1, 2008 the scaled passing score is changing from 100 to 75; and therefore, my scaled score on the test I took prior to July 1, 2008, is now high enough to pass the examination?

ANSWER: No. The scaled score on the examination taken prior to July 1, 2008, would also in effect be reduced by 25 resulting in a scaled score below the required passing scaled score of 75. The number of questions that must be answered correctly in order to pass the examination will be the same before and after July 1, 2008. Below is the notice issued by the Appraiser Qualifications Board:

Changes in Real Property Appraiser Examinations

The Appraiser Qualifications Board will update the National Uniform Licensing and Certification Examinations effective July 1, 2008 and with the changes in the examinations, revise the scaled passing score to 75 from 100. The change in the scaled passing score was implemented to increase understanding of the meaning of the scaled scores. Scores around 75 have been historically accepted as representing passing. On the previous version of the examinations, if candidates received a score greater than 75, but less than 100, they would have failed. On the updated examinations any scaled score of 75 or greater is passing. It is important to understand that this change does **not** mean the passing scores are being lowered. **A scaled score of 75 on the updated examinations is equivalent to a scaled score of 100 on the previous examinations.** Scaled scores can range from 0 to 150, with 75 representing passing.

Scores are reported to candidates as scaled scores. The scaled scores are computed from raw scores. Raw scores, or percentage scores, are the actual number of questions answered correctly. Raw scores are mathematically converted to scaled scores to maintain a consistency in the meaning of scores, regardless of when the examination was taken or the difficulty of the examination.

Examinations change over time. Each examination may vary in difficulty with one examination easier or more difficult than other examinations. However, when converting raw scores to scaled scores, it should not make a difference whether candidates take an easier or more difficult examination. With the mathematical adjustment, the scaled score accounts for differences by adjusting the scores up or down depending on the difficulty of examinations. When these adjustments are made, the effect is to produce an unbiased and constant passing standard that does not change from one examination to another. A scaled score is not a percentage score, but simply a transformation of a raw score to report comparable results when examinations vary in difficulty.

[Emphasis added]